LOT 100
ESMT IN OR 55/575
IN OR 1903/969

**KLIMAN MARILYN J**
529 OCEAN AVE
FERNANDINA BEACH, FL 32097

# 2023

**00-00-31-134A-0100-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 3. | 3. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 01 | Quality Level 01 |

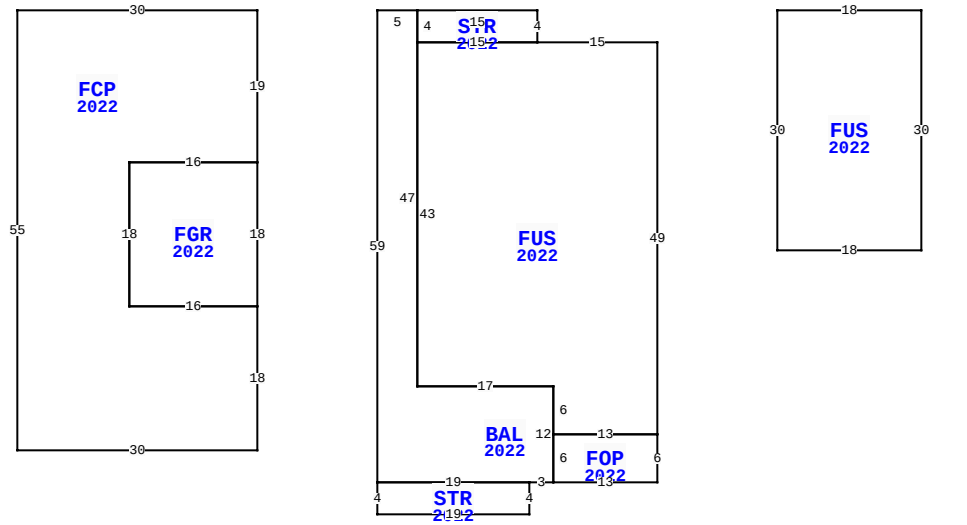
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1050.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAL | 499 | 15 | 75 | 8,618 |
| FCP | 1,362 | 25 | 340 | 39,069 |
| FGR | 288 | 55 | 158 | 18,156 |
| FOP | 78 | 30 | 23 | 2,643 |
| FUS | 540 | 100 | 540 | 62,051 |
| FUS | 1,368 | 100 | 1,368 | 157,197 |
| STR | 60 | 10 | 6 | 689 |
| STR | 76 | 10 | 8 | 919 |
| TOTALS | 4,271 | | 2,518 | 289,343 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,518 | 96.7680 | 114.91 | 289,343 | 2022 | 2022 | 0 | 0 | 0 | 0.00 | 100.00 |

2 SNGL FAM – 100% - 2023 Heated Area: 1908 HX Base Yr 2023




529 OCEAN AVE, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 289,343 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 700,000 |
| TOTAL MARKET VALUE | | 989,343 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 989,343 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 939,343 |
| TOTAL JUST VALUE | | 989,343 |
| NCON VALUE | | 289,343 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 600,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20222505 | INGROUND POOL | 50,000 | 01/05/2023 |
| 20190401 | NEW CONSTR | 302,243 | 08/22/2019 |
| 20190007 | DEMOLITION | 0 | 03/12/2019 |
| 20122542 | ADD DECK 35.5X12 | 1,200 | 12/19/2012 |
| 20051821 | REPAIR SIDING | 1,000 | 05/18/2005 |
| 20051785 | REROOF W/50YR SHN | 3,000 | 05/12/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1903/0969 | 2/13/2014 | SW | Q | I | 02 | 275,000 |
| GRANTOR: LOTT DONALD B & TEDDY | | | | | | |
| GRANTEE: KLIMAN MARILYN J | | | | | | |
| 1280/0544 | 12/10/2004 | WD | U | I | 01 | 100 |
| GRANTOR: LOTT LAURA E | | | | | | |
| GRANTEE: LOTT TEDDY W SR & D | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FCP=[YR=2022] W30 S55 E30 N18 FGR=[YR=2022] N18 W16 S18 E16$ W16 N18 E16 N19$ PTR=E15 BAL=[YR=2022] E5 STR=[YR=2022] E15 S4 FUS=[YR=2022] E15 S49 FOP=[YR=2022] S6 W13 N6 E13 $ W13 N6 W17 N43 E15$ W15 N4$ S47 E17 S12 W3 STR=[YR=2022] S4 W19 N4 E19$ W19 N59$ W15$ PTR=E65 FUS=[YR=2022] E18 S30 W18 N30$ W65$ .

## EXTRA FEATURES

| LN | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000120 | C | SFR OCN FT | 100 | 0002 | R-2 | 50.00 | 100.00 | 50.00 | FF | | 1.00 | 1.00 | 1.00 | 14,000.00 | 14,000.00 | 700,000 | | | | | | | |

REVIEW DATE 07/25/2022 BY DJ Total Acres: 0.00 Total Land Value: 700,000 Market: 0 Agricultural: 0 Common: 700,000 PRINTED 08/02/2023 BY SYS